



16 Mountbatten Close

Weymouth, DT4 9ET

Asking Price £290,000 Freehold

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A lovely 3 bedroom semi-detached house set in the popular residential location of Wyke Regis within close proximity of stunning coastal walks. This well maintained property would make a fantastic family home within catchment to both primary and secondary schools, close to amenities and shops and is being offered to the market with no onward chain. The ground floor comprises of a large open plan living room/dining area with sliding patio doors to the garden, kitchen and downstairs WC. Stairs from the living room rise to the first floor where there are two double bedrooms, a single bedroom and the family bathroom. This property also boasts allocated parking and a large single garage.

Entrance

Entrance hallway with access to downstairs WC and door into living room

Downstairs WC

Front aspect window, hand wash basin and WC

Lounge/Dining Room

27'4" x 16'4" (8.35 x 4.99)

Large open plan lounge/dining room front aspect window, sliding patio doors to the rear, stairs to the first floor, access to the kitchen

Kitchen

9'11" x 7'7" (3.04 x 2.33)

Fitted kitchen with a range of eye and base level cupboards,

Bedroom 1

10'10" x 9'7" (3.31 x 2.93)

Double bedroom with rear aspect window over looking the rear garden

Bedroom 2

8'4" x 13'6" (2.56 x 4.13)

Double bedroom with front aspect window

Bedroom 3

10'5" x 7'8" (3.18 x 2.34)

Single bedroom with front aspect window

Bathroom

Fully tiled bathroom with fitted suite consisting of a P-shaped bath tub with shower over head, hand wash basin and WC with distorted glass rear window

Garage

Spacious single garage with up and over door with allocated parking in front.





Outside

Front - Steps to the side of the garage give access to the front door and the enclosed front garden and side access the rear garden.

Rear - Enclosed rear garden with mature shrubs and steps to a private lower garden area with hardstanding and seating areas.

Council Tax

Dorset Council - Band C

Other Information

Construction

Traditional cavity wall construction with brick elevations under a tiled roof

Broadband (estimated speeds)

Standard - 8 mbps

Superfast - 80 mbps

Ultrafast - Unknown

Flood Risk

Rivers & Seas - No Risk

Surface Water - Very Low

Services

The property is supplied with mains gas, electricity and water, and mains drainage.

Legal Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Floor Plan

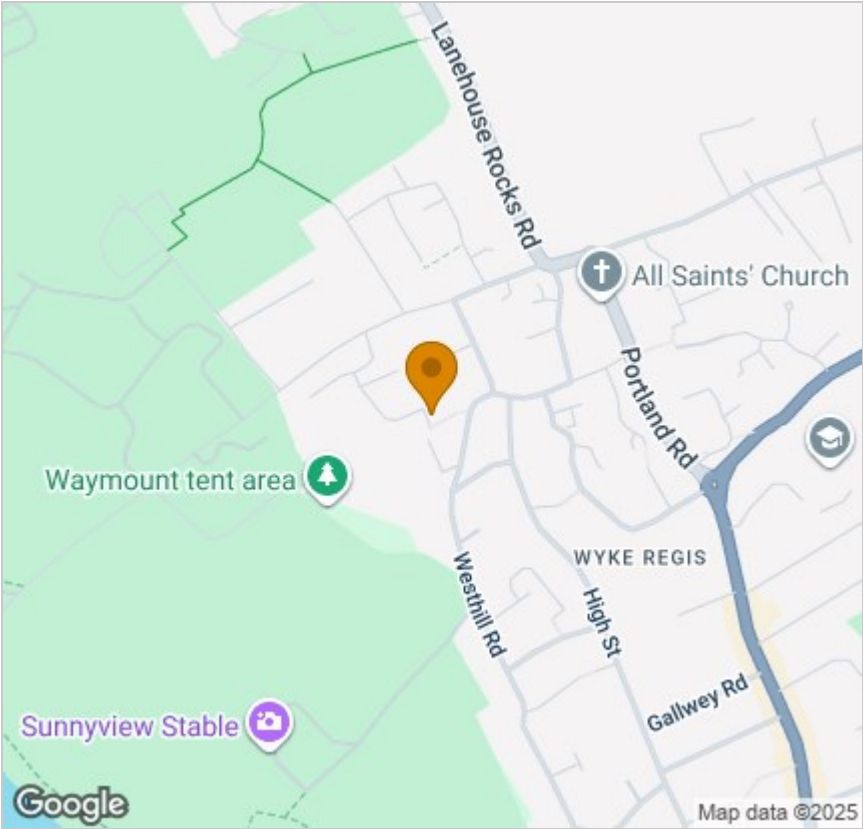


Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

